Tadcaster Road

Thorney Close

Sunderland

SR3 4NP









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Tadcaster Road

Offers In The Region Of £120,000

INTRODUCTION

A well-presented three-bedroom semi-detached home in Thorney Close, offered with no onward chain. The modern dining kitchen has patio doors to the garden, a wide opening into the lounge and access to a walk-in utility room. Upstairs are a double bedroom, two good-sized singles, a modern bathroom and a separate WC.

ENTRANCE HALL

A white uPVC double-glazed entrance door opens into the hall, which has wood flooring, a radiator and carpeted stairs to the first-floor landing. A built-in cupboard houses the consumer unit and the gas and electricity meters, with a second cupboard providing additional storage. A partially glazed door leads to the dining kitchen.

DINING KITCHEN

16'10 x 9'10

Fitted with modern white high-gloss wall and base units, contrasting work surfaces and a granite-style one-and-a-half bowl sink with drainer and mixer tap. Integrated appliances include an electric oven, four-ring gas hob and extractor. There is space for a tall fridge freezer and a dining table and chairs. The room has tile-effect laminate flooring, two radiators, a front-facing uPVC double-glazed bow window and uPVC double-glazed patio doors opening onto the rear patio and garden. A wide opening connects to the lounge and a separate door leads to the utility room.

UTILITY ROOM

8'0 x 5'0

Walk-in utility room with direct access to the rear garden, a workbench, lighting, power sockets, plumbing for a washing machine and space for an additional appliance.

LOUNGE

13'7 x 11'2

The lounge has carpeted flooring, a radiator and a white uPVC single-glazed rear window measuring approximately 8ft wide by 6ft 9" high, with views over the patio and garden.

FIRST FLOOR LANDING
A front-facing white uPVC double-glazed window lights the landing, which has three built-in cupboards, one housing a modern combi boiler. Doors lead to the three bedrooms, bathroom and separate WC.

BEDROOM 1
11'3 x 11'0
At the widest points. A double bedroom with carpeted flooring, a radiator and a rear-facing white uPVC double-glazed window.

BEDROOM 2
10'10 x 6'1
A good-sized single bedroom with carpeted flooring, a radiator and a rear-facing white uPVC double-glazed window.

BEDROOM 3
10'10 x 6'0
A good-sized single bedroom with carpeted flooring, a radiator and a rear-facing white uPVC double-glazed window.

BATHROOM
5'5 x 4'9
Fitted with a pedestal washbasin and a panelled bath with chrome taps and an electric shower over. The walls around the bath are ceramic tiled. There is wood-effect laminate flooring, a radiator and a front-facing white uPVC single-glazed window with privacy glass.

SEPERATE WC
4'3 x 2'9
WC with a concealed cistern and a front-facing white uPVC double-glazed window with privacy glass and a Venetian blind. The floor has a tile-effect finish.

EXTERNALLY
Front - A driveway provides off-street parking for at least one vehicle. There is additional on-street parking to the front and a large external storage cupboard.
Rear Garden - The sheltered south/south-east-facing garden has a paved patio next to the house, a generous lawn and a decked seating area at the foot of the garden, positioned to catch the evening sun. The brick wall of the adjoining row of garages provides shelter along the left boundary.





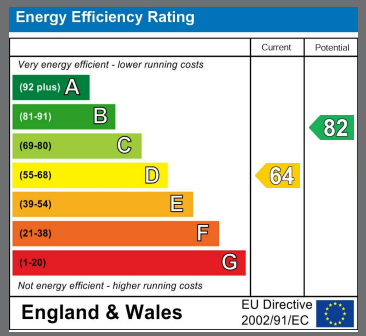


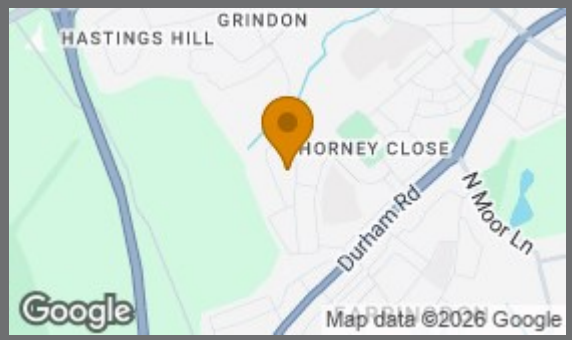




Local Authority
Sunderland

Council Tax Band
A





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements







Contact

0191 565 6655

info@goodlifehomes.co.uk

www.goodlifehomes.co.uk

Good Life Homes - Sales

46 Windsor Terrace

Sunderland

Tyne and Wear

SR2 9QF

good life

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